

Design Guidelines (DRAFT)

COLONIAL TERRACES

CITY OF NEWBURGH ORANGE COUNTY, NEW YORK

Prepared for:

NEWBURGH CITY COUNCIL

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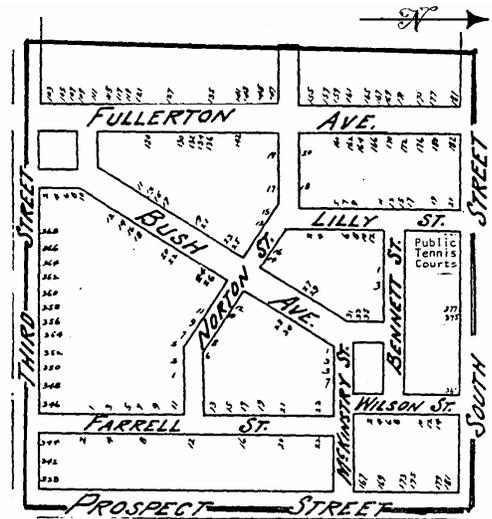


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INTRODUCTION

Newburgh is a city with a wealth of buildings that represent significant contributions to history and architecture. Included in the City's fabric is a planned community named Colonial Terraces. This neighborhood, constructed in 1919, is located within the block formed by South Street to the north, Third Street to the south, Fullerton Avenue to the west, and Prospect Street to the east.

Colonial Terraces is an important neighborhood within the City because:



- It is representative of housing constructed during World War I as a result of the Emergency Fleet Corporation's mandate to construct decent housing for workers employed in wartime industries and is a reminder and link to the City's historic shipping industry;
- It represents an example of the architectural and planning movement that would be known as the "Garden City" movement. One of the proponents of the movement was Henry Wright, an architect involved in the planning of Colonial Terraces.

I. HISTORICAL CONTEXT

The Colonial Terraces planned development was constructed in and around the time of World War I and in conjunction with the construction of the Newburgh Shipyards. Housing and shipyards were being constructed using funds made available by the United States Shipping Board.

On September 7, 1916, the United States Shipping Board was established for the promotion of the American Merchant Marine and the regulation of foreign and domestic shipping. During the period of United States involvement in World War I, the U.S. Shipping Board, working through the Emergency Fleet Corporation, exercised emergency powers to fulfill wartime shipping requirements.¹

The Emergency Fleet Corporation, an agency of the U.S. Shipping Board, was formed with the United States government as the majority stockholder. EFC's purpose was the lease or charter, purchase, construction, equipment, and operation of merchant vessels on a scale sufficient to ship war material to the Allies and replace tonnage lost by submarine attack. The Shipping Board was authorized to take control of all new privately owned ships and shipyards, to increase production by opening new shipyards, and to place all new construction in the hands of the EFC.

In addition, along with the United States Housing Corporation, the Emergency Fleet Corporation was one of two federal agencies responsible during World War I for providing housing for workers employed in essential war industries and shipyards.

¹ Center for Legislative Archives, National Archives and Records Administration, 1999.

War industries were unable to obtain sufficient workers because of a lack of housing facilities within easy access to a factory, resulting in a consequent failure to achieve maximum production during the war emergency crisis. The poor quality of housing was found to be intimately linked to the shortage of skilled workers.²

To remediate this problem, Congress, on March 1, 1918, authorized the expenditure of \$50,000,000 by the United States Shipping Board for accelerating the production of housing facilities in connection with shipyards. More funding was to follow.

Since the production of new housing which could be undertaken during the war fell far short of housing demand, war-time housing was designed principally to serve those workers whom it was essential to keep steadily employed and whom were the most difficult to retain under poor living conditions. These were the “most skilled and steady, self respecting men, generally married with families”.³

The construction of Colonial Terraces commenced on October 30, 1918. A December 20, 1918 article in the Newburgh Daily News explains the genesis of Colonial Terraces: “With the coming of the Newburgh Shipyards, Inc., and the influx of a large number of highly paid workers, Newburgh’s housing facilities rapidly became so inadequate that it was necessary to inaugurate a million dollar housing project under governmental auspices.” Colonial Terraces was laid out on approximately 3.75 acres, comprising sixty buildings, 13 of which are apartment buildings. The homes were designed by Ludlow & Peabody, of New York, and the apartments by the Shipping Board, under the direction of Frederick L. Ackerman of Trowbridge & Ackerman of New York, who was the chief designer of the Architectural Branch of the U.S. Shipping Board.⁴

Housing and communities designed by the wartime architects and planners responded to the housing needs of families, and were designed to be constructed in a timely manner. Housing plans were generally economical not only in the utilization of space within a simple rectangular outline but also in the method of framing, with continuous longitudinal partition in both stories, in the central chimney. A building was designed with simple wall and roof treatment and the skillful placing of windows to make a building not only very attractive but also of special value in a series of small houses. Many homes demonstrated the same basic layout, but were varied by differences in the location of porches, in the roof treatment, as well as by their use in the detached as well as the semi-detached form with corresponding variations in window placement.

The qualities embodied in these wartime developments can be found in a description of Colonial Terraces, included in a publication of the Newburgh Shipping Company in 1919. It states: “The houses vary in design and accommodations so that both large and small families can be taken care of. The majority of the houses are of the six-room semi-detached type, containing a living room, dining room, and kitchen on the first floor, and a bathroom and three bedrooms on the second floor, with a space for storage in the attic. The smaller houses are of frame construction covered with shingles and slate roofs, each house separated from its neighbor by a brick fire

²*Lessons from Housing Developments of the United States Housing Corporation*, Frederick Law Olmsted, Monthly Labor Review, 1919.

³ Ibid.

⁴ *Newburgh Daily News*, December 20, 1918.

wall. The larger houses are of brick in groups of three, four and five apartments, each house containing the same accommodations as the frame houses except that some have two bedrooms instead of three.”

The Newburgh Daily News describes the buildings as follows: “The architecture of the buildings is of a simple, colonial type and has been designed with a due regard to the locality and the idea of providing modest and not too expensive homes for the shipyard folk. Both houses and apartments will be covered with slate of the best quality...the houses are arranged in groups of two, three and in a few cases, four houses in a row.” The article goes on to describe the apartment buildings, noting the following interesting feature: “...a very interesting feature and one worthy of note is the loggia or piazza which opens from the living room in each apartment in both the first and second floors. These loggias are finished in brick and stucco and have cement floors all finished in attractive colors, so that each tenant will have a pleasant outdoor sitting room entirely to himself...”

With slight modifications in the setback of homes from the street, using the natural irregularity of slope on a site, and designing slight bends in the streets, planners avoided monotony and were regulatory in the community’s appearance.

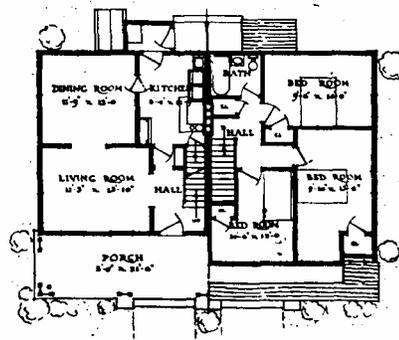
Adherence throughout to one or two materials for exterior façades, one material for roofing, and a single set of simple details provided an architectural harmony to the varied arrangement. This type of design is evident in Colonial Terraces. This is explained in greater detail below.

Frederick Law Olmsted’s description of a similar wartime housing development is applicable to Colonial Terraces: “The skillfully straightforward architecture of these buildings, all of simple outline, with plain brick walls and uncomplicated slate roofs, produces some of the most attractive results to be found in any of the projects...”

It is important to note that the speed with which all buildings had to be constructed did not permit experiments with new types of construction. Materials used were those that were obtained quickly and with certainty in the quantities to be supplied, and with common methods of construction to minimize the chance of unforeseen delays. Therefore, Colonial Terraces is not



SEMI - DETACHED HOUSE
Scale 1" = 10' Feet



FIRST FLOOR PLAN SECOND FLOOR PLAN

NEWBURGH NEW YORK
UNITED STATES SHIPPING BOARD
EMERGENCY FLEET CORPORATION
LUDLOW & PRABODY C-H-SEABLY RETAINED ARCHITECTS NEW YORK

as unique for innovative architectural or building design, but is unique for its cohesiveness, even today. It is this cohesive design which the City seeks to protect.

During construction of wartime housing, there was more latitude for creativity with regard to the general designs of houses and the residential neighborhoods created for them. In this regard, Colonial Terraces displays community planning elements reminiscent of the Garden City movement which was coming into its own in the United States at this time.

The group of planners and architects that worked for the Emergency Fleet Corporation and the Housing Corporation, including Henry Wright, a Colonial Terraces landscape planner and architect, were greatly influenced by Ebenezer Howard, founder of the movement.

Ebenezer Howard was an English court reporter for whom planning was an avocation. The program he proposed, in 1898, was to halt the growth of land in and around London and to repopulate the countryside by building a new kind of community – the Garden City. Howard influenced many of the basic concepts underlying American city planning today. Howard’s ideas were endorsed by a group of architects and planners including Lewis Mumford, Clarence Stein, and Henry Wright (1878-1936). These individuals sponsored the notion that city planning must aim for “at least an illusion of isolation and suburbany privacy”.⁵ In a few words, this describes what is unique about “Colonial Terraces” – the ability for residents to feel isolated amongst a parklike setting within the heart of the city.

The wartime developments designed by the proponents of the Garden City movement, who came to be known as Decentrists, preceded and became the testing ground for larger scale Garden City projects that would be constructed later. Two noteworthy garden city communities were designed by Henry Wright, in association with Clarence Stein. Wright and Stein designed Sunnyside, Long Island, in 1924, where they created a small park at the heart of a moderate income housing development. Later, they would also design Radburn, New Jersey, a garden city for the “motor age”, where the domain of the automobile was restricted by developing pedestrian courtyards that lead to a large park system running throughout the project. Ultimately, the garden city movement would give way to the construction of new planned communities, including “green belt” towns.

Colonial Terraces has been referred to as a “garden spot dotted by beautiful homes.” The perimeter of Colonial Terraces is formed by the straight and relatively wide streets of South, Third, Prospect and Fullerton. Inside the block are narrow, sloping streets that serve the internal neighborhood. Sidewalks are separated from the streets by low and well-trimmed hedges. Hedges were intended to add charm and a sense of protection from street traffic. Streets were lined with elm, and later maples. Roses were another special landscaping feature in Wright’s plan, climbing the columns and trellises, integral components of the front or side porches.⁶

For approximately twenty years after Colonial Terraces homes were first sold to individual private owners (i.e. until January 1, 1943), architectural design restrictions, written into the deeds by the Colonial Terraces Corporation, governed changes to Colonial Terraces homes. Local

⁵ Jane Jacobs, *The Death and Life of Great American Cities*, 1961.

⁶ Kevin Barrett, *The Garden Spot of Newburgh*, *Orange County Times Past*, July 1996.

people had formed this corporation in order to buy the development when it became government surplus after WWI. The purpose of the deed restrictions was to protect investors in the Colonial Terraces Corporation from homebuyers who would purchase a property and then alter it in a tasteless or eccentric fashion, thus lowering the values of neighboring homes. Similarly, for the homebuyer, restrictions offered assurance that a Colonial Terraces property would be a safe investment. Then, as now, when homes are attached, and designed to harmonize with neighboring homes, this is a reasonable concern.

In order to protect "the general architectural appearance of the Colonial Terraces Community," so read the deeds, property owners needed the approval of the Colonial Terraces Corporation before erecting "any garage or other structure" on their property. If the Corporation did not give its approval, the property owner had the recourse of appealing to a "Board of Arbitration," the makeup of which is described elsewhere in the deeds. The other main design restriction dealt with keeping the white houses painted white. Though not specifically mentioned in the deed restrictions, Colonial Terraces Corporation expected homeowners to maintain other design details of Colonial Terraces homes (e.g. retaining green shutters or keeping brick homes unpainted). A 1967 Evening News article noted that, although the "tight deed restrictions" had expired after twenty years, "residents continue to keep them, consulting each other when they plan to paint or replace awnings." The creation of an Architectural Design District would be, in effect, a return to that tradition. Along these same lines it is also interesting to note that under the Design District concept, restrictions would be governed by the Architectural Review Commission in much the same way that the combination of Colonial Terraces Corporation and Board of Arbitration worked years ago. Overall, the original restrictions helped to establish precedents that have made Colonial Terraces the nice neighborhood that we know today.⁷

II. THE FUTURE

Colonial Terraces was constructed approximately 80 years ago, but still maintains certain characteristics that allow the community to be distinguished as a separate and distinct neighborhood. Some of these elements are architectural; others are related to community layout and design, including landscaping.

Over time, improvements have been made to many dwellings, some enhancing the neighborhood's character, others detracting visually from the community. Shutters have been removed, casement windows replaced with double hung windows, open trellised porches enclosed, sheds placed in front yards. Piecemeal, the unifying elements are removed or altered. Perhaps the apartment buildings have undergone the most significant alterations.

Without design guidelines, minor changes will continue to be made that may not enhance the visual quality of the neighborhood and are discordant with those characteristic features that have been key unifying elements of design. Colonial Terraces will lose the special uniqueness inherent in this planned community. In order to protect the community character of this neighborhood, an overlay zoning district, Colonial Terraces Architectural Design District (CTADD), was established to regulate changes to structures within the Colonial Terraces neighborhood.

⁷ Architectural Restrictions Committee, *Report of the Architectural Restrictions Committee*, November 18, 1999.

These design guidelines govern alterations within the CTADD, and are intended to maintain the flavor of this planned neighborhood. However, Colonial Terraces is an architectural design district, not a historic district, therefore, these guidelines are not intended to restrict wholly a homeowners ability to modernize certain exterior features by limiting choices to those materials used in the original design. Rather, these guidelines establish a limited range of options that allow for changes to the original concept, but do not alter the essential character of Colonial Terraces.

It should be noted that these design guidelines have been prepared in coordination with a committee of Colonial Terraces residents, and these guidelines reflect their comments.

The City of Newburgh seeks to establish design guidelines for this community to protect its unique qualities and protect its cohesive character. The design guidelines seek to allow flexibility, but retain those specific elements that provide the neighborhood its cohesiveness.

The design guidelines follow.

III. REGULATORY AUTHORITY

In accordance with Section 300-26 of the Code of the City of Newburgh, no person shall carry out any exterior alteration, restoration, reconstruction, demolition, new construction or moving of a landmark or historic building or structure, nor shall any person make any material change in the appearance of such a property, its light fixtures, signs, sidewalks, fences, steps, paving or other exterior elements visible from a public street or alley which affect the appearance and cohesiveness of the historic buildings or structures, without first obtaining a certificate of appropriateness from the Architectural Review Commission (ARC).

Where an applicant seeks to obtain a certificate of appropriateness from the ARC, the standards contained herein shall guide it in its decision-making process for any actions involving alterations, etc., to the Colonial Terraces Architectural Design District. National Archives photographs of Colonial Terraces are appended (*not appended with this document*) to these design guidelines and will also serve as a basis for decision making. In addition, a map belonging to Colonial Terraces Corp., dated July 26, 1922, showing the location of iron fences, stone walls and hedges, will serve as a basis for decision making. These Guidelines are further subject to the discovery of new information concerning the original design of Colonial Terraces.

In all instances, the ARC should exercise the necessary discretion to ensure that design decisions are made within the context of the specific situation and benefit the aesthetic character of the community. There are instances where certain changes, e.g., the introduction of Palladian windows, would be consistent with the Colonial Revival style. However, Palladian windows are not original to the Colonial Terraces development, and may, if allowed on a piecemeal basis, detract from the cohesive pattern of the neighborhood. Ultimately, the ARC will need to balance the desire to allow flexibility and individual preferences with the need to maintain a cohesive, aesthetically pleasing environment.

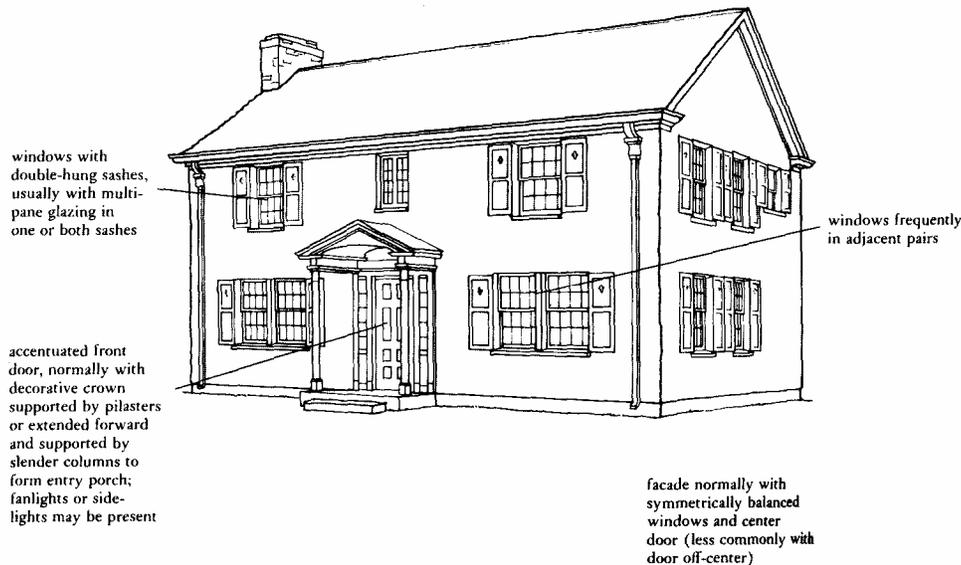
IV. COLONIAL TERRACES DESIGN GUIDELINES

The preservation of the community character of Colonial Terraces requires a cooperative effort between the City of Newburgh and residents within the architectural design district. The characteristics that provide the neighborhood with its sense of place extend beyond the individual properties, and into the street rights-of-way that are city-owned and maintained. As such, these design guidelines do not include only recommendations for the individual properties, but also recommend preservation and improvement of some of the landscape and infrastructure improvements within the street right-of-way.

A. PRINCIPAL BUILDINGS

Construction Commenced: October 30, 1918. Project completed in 1919.

Style: Colonial Revival, with eclectic characteristics. Colonial Revival style was part of the Eclectic movement which drew on the antecedent colonial (e.g., Georgian or Adamesque) architectural tradition for stylistic inspiration. Identifying features on Colonial revival residences include façades that normally show symmetrically balanced windows and a center door, windows with double hung sashes, usually with multi-pane glazing in one or both sashes.⁸



Building Types: Colonial Terraces consists of duplexes (single-family semi-attached units), rowhouse buildings (single family attached units), and apartment buildings. Buildings shall not be demolished. In the event that demolition occurs, a new structure shall be erected that replicates the building type and style of the previous structure.

Additions are not permitted into the front or side yards and should not extend beyond the side building line of the main structure. Additions are permitted only to the rear façade. Additions, including roof material, wall cladding, windows and window surrounds, and door and door surrounds, shall complement and be consistent with the existing building. All additions shall be subject to approval by the ARC.

⁸ Virginia and Lee McAlester, *A Field Guide to American Houses*, 1990.



This is a duplex (semi-attached building) unit. Note the roofed porch, shuttered windows, and white wood siding.



This is a rowhouse building. Note the brick siding, white shutters, and shed dormer attic vents on the building.

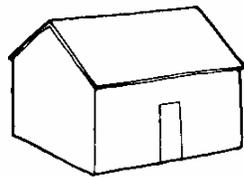


This is an apartment building. Note the entrance located in the center of the structure, and the symmetry of the front façade. The open air loggias are still present.

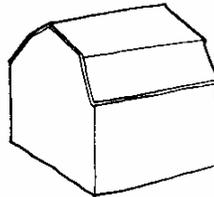
Building Color: Brick rowhouse and apartment buildings are reddish-brown or light brown in color; dormers, window casings and sills are white. Duplexes are white wood shingle. The brick and white coloration are significant unifying elements in the neighborhood.

Replacement brick shall be the same color and pattern as the original brick. Brick shall not be painted. All other exterior wood features on the brick buildings shall be white. All duplexes, clad with wood shingles, shall be painted white.

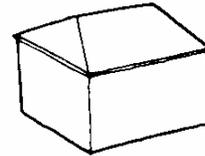
Roof and Roof Materials: Duplexes have hipped, gambrel, and side gabled roofs. Rowhouse buildings and apartments have hipped roofs without full porches.



Side-gabled



Gambrel



Simple hipped

The majority of the structures still maintain the original slate roofing system from when the buildings were first erected. The presence of the slate roofing material is a significant unifying component for this neighborhood. Retention of the original slate roofs, or re-roofing with similar slate material, is recommended.

In the event that an applicant demonstrates a hardship and cannot replace the original roof with same material, the ARC may approve other architectural grade shingles, provided the roof material is colored similarly to the tri-color, blue, green, and red slate material in a plain coursed pattern.



Wood, copper, tin, galvanized iron, aluminum, clay tile or concrete tile are not permitted on the principal roof.

Some homes have porches with roofs. Porch roof coverings shall match the principal roof material.

Metal roofing is permitted over the bay windows on commercial uses.

Attic vents are a significant architectural feature and shall be replaced by identical pieces reflecting colonial revival style. Attic vents shall not be obscured by screens or replaced by or with windows.

Foundations: Original foundations are stone. Stone foundations shall not be covered with concrete or other material unless approved by the ARC.

Wall Cladding: As mentioned previously, exterior walls are clad with brick or wood shingles. Brick bonding systems consist of two stretcher rows and one header row; other buildings have five stretcher rows and one header row. Replacement brick cladding should mimic the same pattern as the original exterior. Brick shall not be painted or covered by other materials, e.g. stucco.



Wood shingles shall be replaced with wood shingles. Horizontal siding shall be applied of the same width as the existing original siding. Vinyl siding is discouraged. The ARC shall decide whether to permit substitution of wood shingles on a case-by-case basis. If vinyl siding is permitted, it shall be horizontal, and mimic beveled siding and shall be of the same width as the original siding. Architectural details such as ridges between stories shall be preserved. Aluminum siding is prohibited. The rules governing wall cladding also apply to all accessory structures in the district including but not limited to: detached garages, sheds, and wood pantries attached to brick buildings. Cladding on non-brick structures shall be white.

Corner boards are not original to the design and should not be permitted on principal buildings.

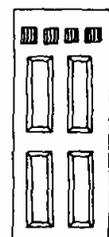
Chimneys: Most residences have central brick chimneys. Exterior wall chimneys are not original to design and shall not be permitted without approval by the ARC. Where exterior chimneys exist (limited to duplexes), or where the ARC approves an exterior chimney, the ARC shall determine cladding or sheathing.

Dormers: Rowhouses have shed dormers.  Some of the duplexes have gabled dormers with side walls. 

Dormers shall not be removed nor their shape and size altered. Where dormer windows are pedimented, the detailing shall be preserved. No new dormers shall be added.

Doors: A variety of door styles and colors are found in the neighborhood. In addition, many homes have screen or glass storm doors.

Wherever possible, storm doors on the same building should be matching. The original storm doors were likely dark or forest green. Storm doors shall be white, with white or black door handles and hinges and should be colonial style. Wooden storm and screen doors authentic to the period of construction are desirable.



lights in door

All existing doors, including Dutch Doors shall not be altered or removed without ARC approval. The main door may be any color, but white on houses or green on apartment buildings is strongly encouraged. Door casings (trim surrounding the door) shall be painted white. It is recommended that replacement doors be colonial in style and match as closely as possible the original six-doorlight/two vertical panel Dutch style door, ten-doorlight casement door, six-doorlight/two vertical panel backdoor or nine-doorlight/two vertical panel main apartment door that is being replaced.

The apartment buildings have a single main entrance door; the original door surround was unpedimented with entablature. Since originally constructed, some of the doors and surrounds have been removed, and replaced with steel doors and surrounds. This activity must be reversed.

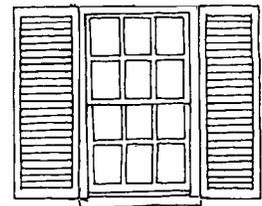


The unsymmetrical door lights in the first photograph are inconsistent with Colonial revival style. The door in the right hand photo is a modern steel door; the door surrounds have been removed. The wood railing is also inconsistent with the Colonial Revival style.

All existing door openings shall be retained unless otherwise approved by the ARC.

Door sills shall be painted gray.

Windows: Most windows in Colonial Terraces have double hung sashes with multi-pane glazing. On houses, sashes on the second story are generally six-on-six. In most instances, windows on the ground floor are longer than on the second story and the sashes are six-on-nine. On apartment buildings, window sashes on both floors are generally six-on-six.



Replacement windows shall be of the same size as existing windows, i.e., window openings shall not be shortened, lengthened or removed. Replacement of windows with wood windows of the same design is encouraged. Many modern energy efficient vinyl windows are double glazed; where double glazed windows are installed, white plastic or wood muntins shall be inserted to maintain the multi-pane, six-on-six, or six-on-nine double hung appearance.

Casement windows are original to some dwellings. Where casement windows exist and will be replaced, casement windows shall similarly be multi-paned, or provide the appearance of being multi-paned. Casement windows shall not be installed where double hung windows are currently installed.



Window surrounds, e.g., sashes and sills, shall be painted white.

Palladian windows are not original to the development although several of these window types have been installed on side or rear facades. The installation of Palladian windows shall not be permitted on front or side facades. The installation of Palladian windows on rear facades shall be determined on a case-by-case basis, and shall depend upon how visible the window is to the street, and whether the installation of the windows maintain the same symmetry on the front façade. Installation of additional non-Palladian windows is discouraged.

Porches: Porches show the greatest variation in Colonial Terraces, and many have been significantly altered. Perhaps the most significant change has been the creation of enclosed porches. The original decking on front and side porches appears, in most cases, to have been red brick. The original porch supports and railings have a Craftsman flavor, with squared posts, railings and balusters, painted white.



In the case of the apartment buildings, the original “loggias” have also been enclosed in many instances, with brick, wood frame, or Palladian windows inserted into the arched openings.



Enclosing porches is strongly discouraged, and is not permitted without ARC approval. All repairs to porches shall maintain the original architectural style. Open porches must remain open, but may be screened inside of the pillars, balusters, railing, and latticework. Street views of columns and latticework shall not be obstructed. Brick or stone porches including steps must remain unpainted and uncovered (e.g., no carpeting). Plastic covering shall be temporary, allowed only between November 15 and April 15. No upholstered furniture shall be located in any porch, however cushions are permitted. Benches built into porches must be maintained

Simple black wrought iron railings are permitted on steps. Wood or metal piping is not permitted on front or side porch steps. Painted white or gray wood may be used on back porches where visible to public view.

Shutters: Shutters shall not be removed or changed in color without ARC approval. Effort shall be made to install shutters original to design. A variety of shutter colors exist, however, the majority are black, forest green, or white. Shutters have been removed from some buildings. In one instance, shutters were blue. Most are louvered.

Shutters shall be dark green in conformity with colors original to design.

The preservation of original wood shutters is encouraged. Decorative non-wood replacement shutters of the same design as the original shutters are also acceptable. On wood houses, shutters must be hung so that they begin at the inside of the window frame. Shutters should be commensurate with window length. Avoid shutters that are shorter than windows. Where

shutters have been removed, replacement shall be encouraged. National Archive photos shall be consulted to determine which windows require shutters.

Roof Gutters: Modification or replacement of Gutters and Leader Pipes is subject to review by the ARC. Original copper gutters should be preserved if possible although white gutters may be allowed where replacement is required.

B. ACCESSORY STRUCTURES

Location: One of the unifying elements of the Colonial Terraces ADD is its well-manicured and landscaped front and side yards. The installation of accessory structures within this space detracts significantly from the visual quality of the front façade, or that portion of the building visible from the public right-of-way.

New accessory structures, i.e., those not original to the development, including sheds and garages, shall be located within a rear yard.

Driveways and Garages: Driveways shall be located and constructed of materials approved by the ARC. Parking of automobiles or trailers on any non-street or driveway surface is prohibited. Driveways that may be constructed to provide access to garages shall be opened to a common alley or rear or side right-of-way where they exist.



Most of the homes do not have garages. In limited cases, a one- or two-car garage is accessory to the principal building. The more attractive, complementary garages have roofs that are hipped; one has a decorative cupola. Others are gable fronted. Roof material is either composite asphalt or fiberglass, in black or green. Existing wall cladding is wood, vinyl or brick.

New garages shall be detached. To the greatest extent possible, garage doors shall face to the rear or side property line. Existing rear access to garages shall be maintained and new access through the front yard discouraged.



Single bay garages are preferred; however, the ARC may approve a two-car garage where the garage's visibility is limited from the public right-of-way. Garage doors should not be visible from the front yard and any windows or doors should be symmetrical when visible from the front yard; the architecture shall complement, and be consistent with, the principal structure.

Garages shall match the wall cladding of the original structure in the case of duplexes; garages accessory to rowhouse dwellings may be brick or white shingle. The ARC may permit white

vinyl siding, however, the siding shall be horizontal beveled and match the width of the siding on the principal structure.

Roofs for new garages shall be architectural grade shingles that match the slate roof of the structures. Where garages already exist, new roofing should use the same architectural grade shingles. All new or reconstruction of garages and driveway improvements are subject to review and approval by the ARC.

Grading requirements set forth in the sections addressing retaining walls and drainage shall be followed.

Fences: The location and course of fencing shall be approved by the ARC. Fences are used to demarcate property boundaries. Two types of fence material have been witnessed: chain link and wood. Wooden fencing has been designed in a variety of forms, including white picket, and alternating slats. Hedges are used as a method of defining and demarcating the public and private space. Where hedges line the front property line, a chain link or wooden gate is often erected at the property line and the path to the house.

The use of chain link fencing is prohibited. Fencing is not permitted in the front yard or side yard. Fencing shall have a maximum height of four feet and shall be painted white.



Prohibited fencing.

For corner lots where rear yards are visible from the street, the ARC, in its discretion, may increase the maximum height of fencing to six feet to provide additional privacy, and the fencing shall be left natural and unpainted. Such fences shall be screened by shrubbery no higher than the fence or with climbing plants, such as ivy. For non-corner lots, the ARC, in its discretion, may increase the maximum height of fencing along side or rear property lines to six feet to provide additional privacy, and the fencing shall be left natural and unpainted. All fences shall have their slats oriented vertically. Repair or reinstallation of original low iron fences painted black should be encouraged. In all instances, the Colonial Terraces Corp. map, dated July 26, 1922, shall be consulted.



Awnings: Several residences within Colonial Terraces have awnings hung over the windows. Awnings have generally been forest green, or black. A white and maroon striped awning has also been observed. Awnings are roll-up or boxed (i.e, square in shape, and not round, or ballooned).



Boxed awnings are permitted, and shall be limited in color to forest green or green with white stripes. All the awnings on an attached row of houses must be identical. Awnings shall be made of fabric and used seasonally.

The ARC shall have approval over awning placement and design.

Retaining walls: Two types of retaining wall systems exist: stone or wooden. The stone wall witnessed is irregularly coursed with uncut stone. Wooden rail tie retaining walls also exist. Changes to the original grade of land require ARC approval. Additional retaining walls are discouraged in order to preserve the original slopes and banks integral to the neighborhood design. Every effort shall be made to preserve original stone retaining walls.



Retaining walls should be of stone. Decorative unilocking pavers are discouraged, unless they provide the appearance of natural stone. Railroad ties and pressure treated lumber are discouraged within public view.

Sheds and Miscellaneous Accessory Structures: All sheds must be located in the rear yard and comply with all guidelines governing principle structures and must not be visible from public view unless approved by the ARC subject to their design review.

Signs: Permanent signs are prohibited on any residential structure or within any residential yard, except for signs that designate the owner/occupant, street number and/or address. Any sign placed on any structure shall be consistent with colonial revival style. Signs shall not be illuminated between 9 PM and sunrise. Commercial uses shall have one facade sign located on each facade facing a public right-of-way. Said sign shall be illuminated only during hours of operation. Commercial signs shall not exceed four feet width and two feet height and shall be limited to the name of the commercial use and the street number. Signs shall not be internally illuminated.

Satellite Dishes and Utilities: No satellite dish shall be visible from any street. Wherever possible, as deemed by the ARC, wire, antennas, and meters shall be limited to the rear yard.

Under certain circumstances a utility meter may be required in a side yard. Such meters shall be screened.

Lights: All lights, including porch lights and lanterns on posts, shall be consistent with the original “jelly jar” motif and may be black, brass or copper finish.

Sidewalks and steps: Sidewalks are primarily concrete. Where steps are provided, railings have been made from a variety of materials, including metal piping, wrought iron, and unpainted or white wood.

Steps and sidewalks shall be concrete.

Simple black wrought iron railings are permitted, where necessary and appropriate (e.g. stairs) and where visible from public view. Painted white or gray wood may be used to the rear.

Unpainted wood and metal piping is not permitted.

Mailboxes: Mailboxes shall be located adjacent to the main door of each structure or a mail slot provided in the door. Mail slots shall be brass. Mail boxes shall be black or brass. The ARC must approve the design and location of mailboxes on apartment buildings.

C. LANDSCAPING AND STREET FEATURES

Trees: Colonial Terraces has a significant number of mature trees. Trees within the front yards and street rights-of-way create a lush landscape and canopy which creates a bucolic setting for the residences. Landscaping is one of the elements which define this “green city” or “green belt” neighborhood.

Property owners shall not be permitted to cut down any tree within the front yard or side yard that exceeds 6 inch caliper without the approval of the ARC (6 inches may be insufficient to protect ornamental dogwoods). Trees in excess of 10 inch caliper shall not be permitted to be cut down within rear yards without the approval of the ARC. The ARC may require that the tree be replaced with a tree of comparable type, i.e., shade, flowering, etc. The replacement tree shall be a minimum of 3.5” dbh (diameter breast height).

Hedges: Hedges are defining elements of the Colonial Terraces streetscape. Originally, every residential block was lined with hedges, either privet or barberry. On some blocks, there were planted between the street and the sidewalk. On other blocks, they were planted between the sidewalk and the front yards. On the east side of Farrell Street and on Wilson Street, there were planted along the ridge at the top of the bank.

The reintroduction of hedges in conformity with the original project landscaping is encouraged.

The apartment buildings along Farrell Street would benefit significantly from the reintroduction of hedges and trees to the landscape.



Hedges shall be no more than four feet in height. Any new hedge shall be Privet or Japanese Barberry. Any hedge that requires replacement, as deemed by the ARC, shall be replaced with an identical type. The ARC shall review and approve the removal of hedges on a case-by-case basis.

Raised landscaped beds are not original to the design of Colonial Terraces and should be discouraged where visible from the public view. Railroad ties and pressure treated wood are prohibited. Stone is preferred. Design and location are subject to ARC approval.

Trellises: Ladder-like trellises original to some houses shall not be removed and shall be replaced with trellises of original design as needed. Where such trellises have been removed, replacement shall be encouraged. Trellises should be painted dark or forest green or white in conformity to the colors of original design to match shutters.

Drainage: Drainage swales are located throughout the neighborhood, and are uncut round stone and mortared into place. These swales should be retained. Covering the swales with macadam surfacing should not be permitted. Curbstones shall be replaced with stones of similar material and design. The existing grading of all yards shall be preserved.

